117.0	0004	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,700 /	656,700
					USE VALUE:	656,700 /	656,700
					ASSESSED:	656,700 /	656,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SKY LINE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHEER WERNER & ANNELIESE
Owner 2:	
Owner 3:	
Street 1:	15 SKYLINE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,887 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3887.000	280,600	500	375,600	656,700
Total Card	0.089	280,600	500	375,600	656,700
Total Parcel	0.089	280,600	500	375,600	656,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.73 | /Parcel: 293.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75698
GIS Ref:
GIS Ref:
Insp Date: 12/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0004-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,600	500	3,887.	375,600	656,700	656,700	Year End Roll	12/18/2019
2019	101	FV	255,800	500	3,887.	370,300	626,600	626,600	Year End Roll	1/3/2019
2018	101	FV	255,800	500	3,887.	284,400	540,700	540,700	Year End Roll	12/20/2017
2017	101	FV	255,800	500	3,887.	268,300	524,600	524,600	Year End Roll	1/3/2017
2016	101	FV	255,800	500	3,887.	246,800	503,100	503,100	Year End	1/4/2016
2015	101	FV	254,500	500	3,887.	230,700	485,700	485,700	Year End Roll	12/11/2014
2014	101	FV	254,500	500	3,887.	212,500	467,500	467,500	Year End Roll	12/16/2013
2013	101	FV	254,500	500	3,887.	212,500	467,500	467,500		12/13/2012

!9126!

PRINT

Date	Time
12/10/20	23:38:21

LAST REV

Date	Time
09/03/19	14:30:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9126

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14205-166		1/1/1982			No	No		N

USER DEFINED

Prior Id # 1:	75698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/1999	235	Alterati	2,400					NEW DOOR
4/8/1999	175	Redo Kit	15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	189	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/10/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3887		Sq. Ft.	Site		0	70.	1.38	6									375,628						375,600	

Total AC/HA: 0.08923 | Total SF/SM: 3887 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,628 | Spl Credit | Total: 375,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	12 - Board & Bat	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	94485
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381231
Depreciation:	100645
Depreciated Total:	280586

COMMENTS

EX SINK IN FULL BATH CHK FOR NEW PORCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5		BRs:	2			Baths:	1		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

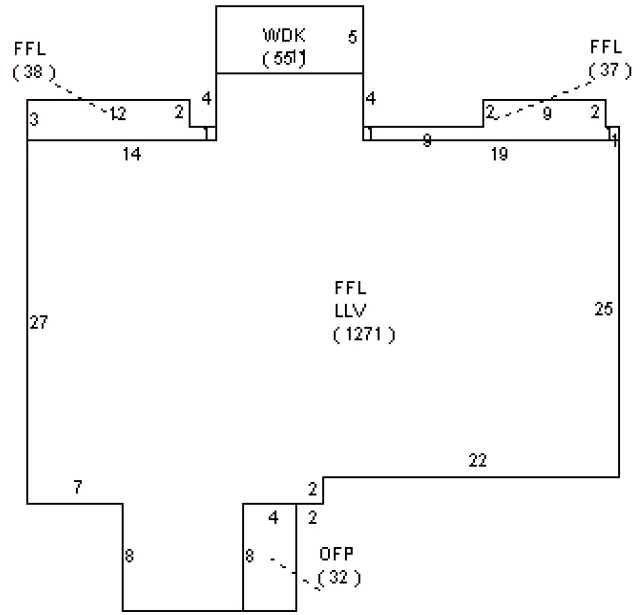
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	103.77
Final Total:	280600	Val/Su SzAd	208.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,346	128.240	172,607
LLV	Lower Level	1,271	88.000	111,852
WDK	Deck	55	16.000	880
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	2,704			Total:	286,747
Size Ad	1346	Gross Are	2704	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0004-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X12	A	AV	1958	4.20	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500